

WELCOME TO
407 - 4006 Kilmer Drive



WOOLCOTT
REAL ESTATE



Comfort, Convenience & Community

Beautiful “Millennium Model” in the quality-built Kensington Gates community. This immaculate top-floor condo offers just under 900 square feet of living space with impressive 9’ ceilings and a durable 50-year steel roof.

Location is ideal — conveniently close to public transit, highway access, Tansley Woods Community Centre, parks, shopping, and restaurants.

Enjoy an open-concept living and dining area, a bright primary bedroom, and a versatile den that can serve as a second bedroom. Step out onto your private balcony with a southern exposure, overlooking mature trees and beautifully manicured grounds.

Additional features include a new furnace and A/C (2024), in-suite laundry with utility room, one underground parking spot (#43), and a corresponding locker (#43). The building is exceptionally well-maintained, and the condo fees are among the lowest in the city





890 Sq. Ft.



\$2,623 / 2025



2



1



Room Measurements

MAIN LEVEL

| | |
|-------------|-----------------|
| Living Room | 18' 2" X 15' 3" |
| Kitchen | 10' 5" X 12' 6" |
| Primary Bed | 13' 6" X 11' 6" |
| Bedroom | 8' 7" X 10' 0" |
| Bathroom | 4 Piece |



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BROKER

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